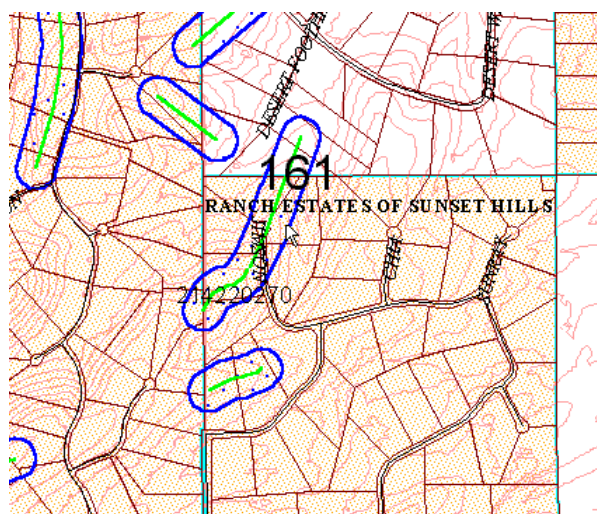


Peaks & Ridges candidate no. 161
General Location Sunset Rd & Sunray Dr.
Parcel Numbers 21422027 etc.



Photo facing west from Lakespur Ridge Dr.



Score by criteria:

1. The peak or ridge lies within one mile of a public preserve- **Yes.**
2. The peak or ridge is within 150 feet of land subject to BOZO- **Yes.**
3. The peak or ridge is a dominant feature in the surrounding landscape or constitutes a significant linking element of such geographic feature- **No.**
4. The peak or ridge is an extension of a mountain, major hill or ridge, or other significant terrain feature, from a designated public preserve- **No.**
5. The peak or ridge's silhouette is visible from a scenic route, major street, public vista point, or a major community viewpoint- **No.**
6. The land form is in a subdivision recorded prior to October 30, 2002 **Yes.**
7. The land form encompasses a substantial portion of an undeveloped lot- **Yes.**
8. Should the county consider acquiring the property if the protected area may create an unbuildable lot? **Unlikely.**

Staff Recommendation: Staff recommends **NO** protection for this peak/ridge. This ridge line is a neighborhood hill. The silhouette is only prominent at the most local level. Most of the ridge line lies within two recorded subdivisions, Tucson Mountain Preserve and Ranch Estates of Sunset Hills. The protected area would impact access and development within several lots.

Commission Recommendation: The Commission recommended **NO PROTECTION.**

